



CITY COUNCIL MINUTES

Tuesday, November 17, 2015

6 PM

Civic Center Conference Room C113B&C

Work Session

150 E. Main Street

7 PM

Civic Center Shirley Huffman Auditorium

Regular Session

150 E. Main Street

1. WORK SESSION – 6 PM – CONFERENCE ROOM C113B&C

- A. Capital Improvement Program – presented by City Manager Michael Brown and Finance Director Suzanne Linneen

The work session was held.

REGULAR SESSION – 7 PM – SHIRLEY HUFFMAN AUDITORIUM

PLEDGE OF ALLEGIANCE – Council President Steve Callaway

CALL TO ORDER – Roll Call

Present: Councilors Olga Acuña, Kyle Allen, Steve Callaway, Darell Lumaco, Fred Nachtigal and Rick Van Beveren

Excused Absence: Mayor Jerry Willey

Staff Present: Michael Brown, Rob Dixon, Suzanne Linneen, Lee Dobrowolski, Patrick Preston, Seth Lowe, Greg Nelson, Wayne Gross, Bob Sanders, Amber Ames, Robby Hammond, Mark Clemons, Mary Loftin, Val Okada, Mark Jackson, Debbie Werner and City Attorney Chad Jacobs

2. CONSENT AGENDA:

- A. Approve minutes: November 3, 2015
November 3, 2015 work session
- B. Approve an intergovernmental agreement amendment with the Washington County Sheriff's Office for the provision of alarm system permits.
- C. Approve the reclassification, effective immediately, of three Fire Fighter IAFF bargaining unit positions at a PERS-eligible Pay Range (\$4,845 to \$6,561 per month) to Fire Engineer at a PERS-eligible Pay Range (\$5,691 to \$6,906 per month) due to operational needs, and authorize the necessary transfer of appropriations. (Finance Committee recommendation)

- D. Approve an extension of the intergovernmental agreement with Washington County for an update to the County's Natural Hazards Mitigation Plan. (Finance Committee recommendation)
- E. Adopt a resolution repealing Resolution No. 2424 regarding the schedule of purchasing requirements and signature authority. Resolution No. 2509 was available. (Finance Committee recommendation)
- F. Approve liquor license application:
1. New Taste of India, 22291 NW Imbrie Dr – Change of ownership – Full on-premises sales
- G. Approve grant funding for the Community Services Grant Program for Fiscal Year 2015-16: (Finance Committee recommendation)

<u>Agency</u>	<u>Amount</u>
Adelante Mujeres	\$6,000
Adventures Without Limits	\$1,000
Albertina Kerr Centers Foundation	\$2,500
Assistance League of Greater Portland	\$2,500
Bienestar	\$5,000
Boys & Girls Aid	\$3,000
Boys & Girls Club	\$3,000
CASA For Children	\$3,500
Chess For Success	\$2,000
Community Action	\$6,000
Community Warehouse	\$2,500
CODA, Inc.	\$2,500
Domestic Violence Resource Center	\$5,500
Elders in Action	\$1,500
Homeless Connect – Sonrise Church	\$3,000
HomePlate Youth Services	\$4,000
Impact NW	\$1,500
Lifeworks NW	\$3,000
Love, Inc.	\$2,500
Meals on Wheels People	\$4,000
My New Red Shoes	\$1,000
Open Door Counseling Center	\$3,000
Oregon Food Bank	\$5,000
Rebuilding Together Washington County	\$3,500
Saving Grace Maternity Home	\$3,000
Sexual Assault Resource Center	\$2,000
Southwest Community Health Center	\$2,000
The Dougy Center	\$3,000
Tuality Healthcare Foundation	\$3,000
Virginia Garcia Memorial Foundation	\$3,000
Youth Contact	<u>\$7,000</u>
Total	\$100,000

Motion was made by Nachtigal, seconded by Acuña, to approve the Consent Agenda as presented. The motion passed unanimously with Acuña, Allen, Callaway, Lumaco, Nachtigal and Van Beveren voting in favor.

3. PRESENTATIONS AND APPOINTMENTS:

- A. Presentation on “Why are you proud to be a Jackson Jaguar?” by Jackson Elementary School students

4. PUBLIC HEARINGS:

- A. Consider changes to the liquor license application process including adopting a resolution pursuant to Oregon Revised Statute 471.210 establishing a fee for processing liquor license applications, and repealing Resolution No. 1258. Resolution No. 2510 was available. (The ordinance was considered as Item 6A.)

Councilor Callaway opened the public hearing on Item 4A and asked for testimony in support or opposition. There was none. The public hearing was closed.

Motion was made by Allen, seconded by Lumaco, to adopt Resolution No. 2510. The motion passed unanimously with Acuña, Allen, Callaway, Lumaco, Nachtigal and Van Beveren voting in favor.

- B. North Hillsboro Industrial Renewal Plan (The ordinance was considered as Item 6B.)

Mark Clemons, Economic Development Director, gave a PowerPoint presentation describing the policy framework, area, purpose and development assumptions that are part of the plan. He also described public outreach efforts and gave an overview of the adoption process. In response to a question, he highlighted the regional economic significance of the industrial area if fully developed.

Councilor Callaway opened the public hearing on Item 4B and asked for testimony in opposition.

Stephen Hall, Hillsboro, submitted and read his testimony expressing concern over sewer and road construction in the North Hillsboro area.

Josie Koehne, Gaston, cited a League of Oregon Cities report recommending the State Legislature make comprehensive property tax reforms and said the North Hillsboro Industrial Renewal Plan is not a wise use of property tax exemption tools because return on investment is uncertain.

Susan Buchanan, Hillsboro, said the plan does not honor the original intent of urban renewal legislation and that there are other areas of the City that are more in need of revitalization.

Jon McWilliams, Hillsboro, submitted and read his testimony advising the Council to support area schools by not deferring taxes for industrial development.

Linda Mokler, Hillsboro, spoke about the need for urban renewal to help alleviate poverty in the community and schools and for targeted attention on Hillsboro's current needs rather than economic development for the region.

Suzanne Zimmerman, Hillsboro, said turning farmland into development destroys bird habitat and burdens the water supply.

Louis Payne, Beaverton, said he is concerned with diminishing education quality in Oregon and that good schools are an integral part in attracting companies to a community.

Jody Wiser, Portland, said developers have the ability to assemble properties without the need for incentives and listed ideas for how the area can develop without an urban renewal district.

Sharon Cornish, Hillsboro, expressed concern about industrial contamination of air and water and effects on health.

Tom Black, Hillsboro, said it is uncertain if the area will attract data centers that use up resources without generating many jobs and said the City has other existing infrastructure needs.

Dan Bloom, Hillsboro, said taxpayers are interested in receiving services from use of taxes rather than job creation and that an urban renewal district furthers corporate interests.

Shirley Evers, Washington County, also expressed concern in using farmland for industrial development and potential health consequences.

Brenda McCoy, Hillsboro, echoed others' comments about data centers and the state of schools in the area and asked for an adjustment to the plan that does not divert as much tax revenue.

Jim Lubischer, Hillsboro, said the statutory limit on urban renewal acreage will be nearly reached with the plan and reiterated others' concerns about the environment and education.

Councilor Callaway asked for testimony in favor.

Janet Labar, President of Greater Portland, Inc., said economic development competition is fierce and site selection screens for an optimal blend of desirable traits, which the plan will provide.

Pamela Treece, Executive Director of the Westside Economic Alliance, pointed out the approval of expansion of the urban growth boundary is contingent on large lot development in the area and that the benefits of development for jobs, public service funds and the state school fund are significant.

Cindy Hodges, representing Northwest Hillsboro Alliance, a coalition of 80 landowners, submitted and read her testimony advocating planned development through urban renewal in North Hillsboro.

Dana McCullough, Hillsboro, echoed Ms. Hodges' comments and said landowners appreciate the development standards found in the plan.

Keith Peal, Board Chairman of the Hillsboro Chamber of Commerce, reaffirmed the Chamber's strong support of the plan and said small business Chamber members are supportive of a plan that will create jobs and lead to a more livable community.

Les Davis, Hillsboro, submitted and read his testimony saying he supports the plan because as a small business owner he is interested in opportunities that enable businesses to thrive and increase the attractiveness of the area for development.

Bob Grover, Hillsboro, said he is a small business owner and many of his customers are employees of large companies so he wants to continue the trend of attracting business development and utilizing development of farmland to increase the amount of school funding available.

Mark Fryburg, Local Government Affairs Manager for Washington County for Portland General Electric, submitted and read his testimony pointing out the abundance of reliable electric power in the North Hillsboro area and said urban renewal has had positive effects on the City in the past.

Steve Abel, lawyer with Stoel Rives representing the Berger family trust, summarized the comments found in the letter he sent to the Council on November 16 and asked the Council to amend the plan prior to adoption.

Arne Nyberg, Rivergrove, said he represents eight families who own 330 acres in the North Hillsboro area and said, with the large lot constraints on the land, the plan is the best way to develop the properties and generate jobs.

Willy Myers, representing the Columbia Pacific Building Trades Council, emphasized construction jobs rely on development projects. He also advocated for schools to create good technical education career pathways.

Robert Camarillo, representing ironworkers on the Oregon Building Trades Council, said economic development tools will help reverse the effects of the recession on construction industry unemployment.

There was no further testimony. The public hearing was closed.

- C. Supplemental budget to recognize the loan proceeds related to the inter-fund loan between the Building Fund and the Parks System Development Charge Fund. (The ordinance was considered as Item 6C.)

Councilor Callaway opened the public hearing on Item 4C and asked for testimony in support or opposition. There was none. The public hearing was closed.

5. UNFINISHED BUSINESS:

- A. None.

6. ORDINANCES

FIRST READING:

- A. Consider adopting an ordinance repealing and replacing sections 5.16.010 through 5.16.060 of the Hillsboro Municipal Code, relating to liquor license review. Ordinance No. 6143 was available.

Motion was made by Lumaco, seconded by Nachtigal, to approve the first reading of Ordinance No. 6143. Roll call on the motion was as follows: Acuña, aye, Allen, aye, Callaway, aye, Lumaco, aye, Nachtigal, aye, Van Beveren, aye. The motion passed unanimously and the first reading of Ordinance No. 6143 was approved.

- B. Consider adopting an ordinance making certain determinations and findings relating to and approving the North Hillsboro Industrial Renewal Plan. Ordinance No. 6144 was available.

Motion was made by Allen, seconded by Nachtigal, to approve the first reading of Ordinance No. 6144.

Councilors shared their reasons for supporting the plan, including the points that companies will still pay system development charges, the tax base for school funding will grow as a result of development and that the history of the area shows development incentives are needed.

In response to a question about the statutory limitations on urban renewal acreage, Mr. Clemons pointed out that bringing land into the City in North Hillsboro and South Hillsboro will increase the acreage potential for additional areas of urban renewal in the future.

Roll call on the motion was as follows: Acuña, aye, Allen, aye, Callaway, aye, Lumaco, aye, Nachtigal, aye, Van Beveren, aye. The motion passed unanimously and the first reading of Ordinance No. 6144 was approved.

There was discussion about accommodating the request of the Berger family trust and Chad Jacobs, City Attorney, advised the Council to let staff take a look at the request before making any amendments to the plan.

- C. Consider Finance Committee recommendation to adopt an ordinance adopting a supplemental budget for the 2015-16 Fiscal Year. Ordinance No. 6145 was available.

Motion was made by Nachtigal, seconded by Allen, to approve the first reading of Ordinance No. 6145. Roll call on the motion was as follows: Acuña, aye, Allen, aye, Callaway, aye, Lumaco, aye, Nachtigal, aye, Van Beveren, aye. The motion passed unanimously and the first reading of Ordinance No. 6145 was approved.

- D. Consider Finance Committee recommendation to adopt an ordinance amending Ordinance No. 6108 relating to public contracts. Ordinance No. 6146 was available.

Motion was made by Nachtigal, seconded by Lumaco, to approve the first reading of Ordinance No. 6146. Roll call on the motion was as follows: Acuña, aye, Allen, aye, Callaway, aye, Lumaco, aye, Nachtigal, aye, Van Beveren, aye. The motion passed unanimously and the first reading of Ordinance No. 6146 was approved.

SECOND READING:

- E. Consider adopting an ordinance vacating a portion of public right-of-way, being an alley located in Block 9 of Simmon's Addition to the Town of Hillsboro, in the City of Hillsboro, in Washington County, Oregon. (The first ordinance reading was approved on November 3, 2015.) Ordinance No. 6141 was available.

Motion was made by Nachtigal, seconded by Acuña, to adopt Ordinance No. 6141. Roll call on the motion was as follows: Acuña, aye, Allen, aye, Callaway, aye, Lumaco, aye, Nachtigal, aye, Van Beveren, aye. The motion passed unanimously and Ordinance No. 6141 was adopted.

- F. Consider adopting an ordinance amending Section 9.04.070 of the Hillsboro Municipal Code, relating to permissible forms of financial guarantee for public street improvements. (The first ordinance reading was approved on November 3, 2015.) Ordinance No. 6142 was available.

Motion was made by Van Beveren, seconded by Lumaco, to adopt Ordinance No. 6142. Roll call on the motion was as follows: Acuña, aye, Allen, aye, Callaway, aye, Lumaco, aye, Nachtigal, aye, Van Beveren, aye. The motion passed unanimously and Ordinance No. 6142 was adopted.

7. NEW BUSINESS:

- A. Consider Finance Committee recommendation to adopt a resolution authorizing an inter-fund loan in the amount of \$9 million from the Building Fund to the Parks System Development Charge Fund to be used toward the acquisition of park land in South Hillsboro. Resolution No. 2511 was available.

Motion was made by Lumaco, seconded by Allen, to adopt Resolution No. 2511. The motion passed unanimously with Acuña, Allen, Callaway, Lumaco, Nachtigal and Van Beveren voting in favor.

- B. Consider adopting a resolution authorizing an expenditure of \$7,053,600 to purchase a 33.3-acre property in South Hillsboro for the future development of a community park. Resolution No. 2512 was available.

Motion was made by Nachtigal, seconded by Lumaco, to adopt Resolution No. 2512. The motion passed unanimously with Acuña, Allen, Callaway, Lumaco, Nachtigal and Van Beveren voting in favor.

8. PUBLIC COMMENT:

- A. None.

9. CITY MANAGER REPORT

Mr. Brown said 45 Hillsboro employees are veterans. He highlighted the example of one employee and how he learned from his experience in the Navy. Mr. Brown said he hopes veterans consider the City when looking for employment.

10. ADVICE/INFORMATION ITEMS:

- A. Receive written Utilities Commission quarterly report

There being no further business to come before the Council, the meeting was adjourned at 9:20 PM.

Jerry Willey, Mayor

ATTEST: _____
Amber Ames, City Recorder